



House - Semi-Detached (EPC Rating: D) Freehold

**BISHOP ROAD, AMMANFORD, SA18 3HA**

Offers In The Region Of

**£179,995**

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached House set in a sought after location, within approximately half a mile of Ammanford town centre and within easy walking distance of the local primary school. The accommodation comprises entrance hall, lounge, kitchen with dining area, rear hall, bathroom on the ground floor and three bedrooms (one en-suite) on the first floor. Externally there is a gated front forecourt and paved rear garden with greenhouse, outbuilding and parking. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D56.

## Ground Floor

With front entrance door leading to...

## Vestibule

With tiled floor, coved ceiling and door to...

## Entrance Hall

With stairs to first floor, under stairs cupboard, radiator and textured and coved ceiling.

## Lounge

22'6" x 12'5" red to 9'4"

With electric fire in feature surround, 3 radiators, textured and coved ceiling and two windows to front and one to rear.

## Kitchen

23'5" red to 11'5" x 9'8" red to 5'6"

With a range of fitted base and wall units, display cabinets, stainless steel sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator, part textured and part coved ceiling and window to side and rear.

## Inner Hall

With built in cupboard, textured ceiling and door to rear.

## Bathroom

9'10" x 5'7"

With low level flush WC, pedestal wash hand basin, corner panelled bath with shower attachment taps, radiator, textured ceiling, extractor fan and obscure glass window to side.

## First Floor

## Landing

With built in airing cupboard, hatch to roof space, radiator and textured and coved ceiling.

## Bedroom 1

11'9" x 12'7"

With radiator, textured and coved ceiling and three windows to front.

## En Suite

11'10" x 2'11"

With low level flush WC, vanity wash hand basin with cupboards under, shower enclosure, tiled floor, part tiled walls, radiator, extractor fan and textured and coved ceiling.

## Bedroom 2

11'3" x 9'5"

With laminate floor, radiator, textured and coved ceiling and window to rear.

## Bedroom 3

12'4" x 10'2"

With radiator, textured and coved ceiling and window to rear.

## External

Front:

Rear:

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band B

## TENURE

Freehold



#### **NOTE**

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

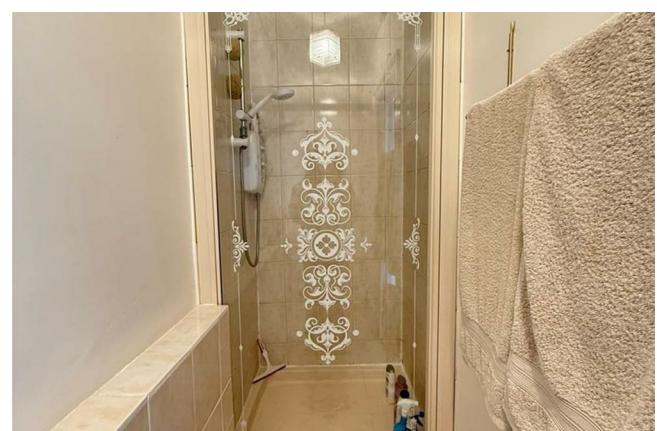
#### **SOCIAL MEDIA**

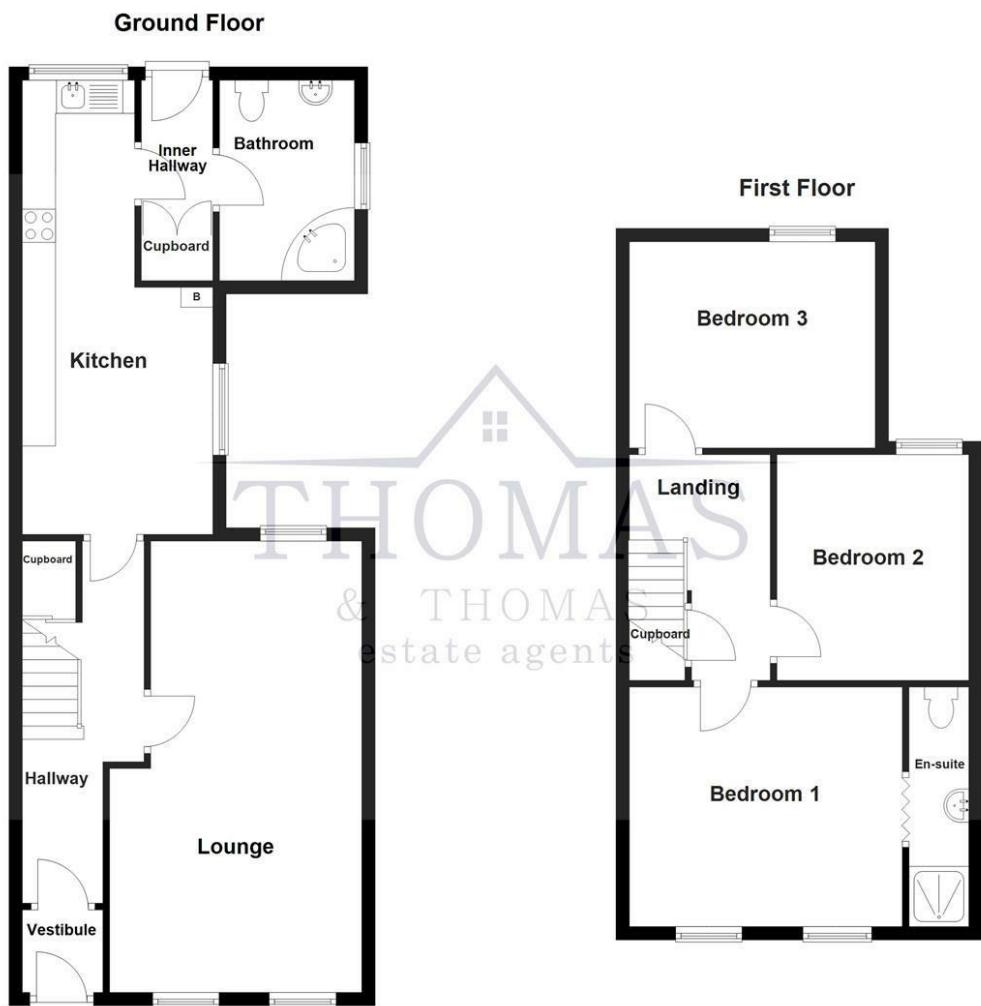
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#### **Directions**

Leave Ammanford on Wind street. Proceed straight across the roundabout then take the third exit to the left (approx 1/4 mile) onto Bishop Road and the property can be found on the right hand side, identified by our For Sale board.

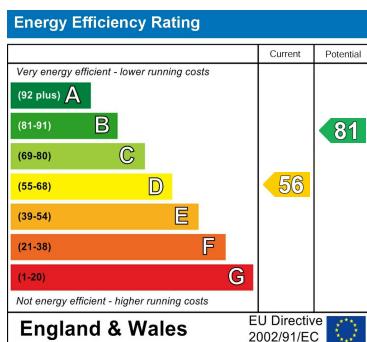




Council Tax Band

**B**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.